

317

RESOLUTION NO. 2008 - 011

Before the Snake River Planning Commission

County of Summit

State of Colorado

A RESOLUTION APPROVING PLANNING CASE FILE 08-054, SIGN PROGRAM FOR THE SANCTUARY AT KEYSTONE PLANNED UNIT DEVELOPMENT ("PUD") TO ALLOW FOR SUBDIVISION IDENTIFICATION SIGNS, NEIGHBORHOOD IDENTIFICATION SIGNS, AND VARIOUS ROAD, STREET, REGULATORY, TRAIL, LOT NUMBER AND ADDRESS SIGNS AS SPECIFIED IN THE SIGN PROGRAM DOCUMENT ATTACHED AS EXHIBIT A, (Applicant/Developer: Stephen Jacobsen/Blenheim Keystone, LLC);

WHEREAS, Stephen Jacobsen has applied for a Sign Program for the Sanctuary at Keystone Planned Unit Development ("PUD") to allow for subdivision identification signs, neighborhood identification signs, and various road, street, regulatory, trail, lot number and address signs as specified in the sign program document attached as Exhibit A; and,

WHEREAS, the Summit County Planning Department has reviewed the request and has recommended approval; and,

WHEREAS, the Snake River Planning Commission has reviewed the application at a public hearing held on June 19, 2008 with public notice as required by law and considered the evidence and testimony presented at that hearing; and,

WHEREAS, the Snake River Planning Commission finds that:

1. The proposed sign program is consistent with the County's Zoning Regulations, other applicable regulations of this Code and any PUD on the property. The size, location, colors, materials, number, and illumination standards proposed are consistent with the provisions for similar signs as set forth in Chapter 9 of the Summit County Land Use and Development Code ("Code") and/or the signs proposed are considered to be appropriate.
2. The proposed Sign Program assures that the color scheme, lettering style and type of materials used in the sign within the sign program are consistent with and coordinated within a given project and/or area because, without limitation, the sign structures and signs are comprised of varying degrees of wood, stone, metal, and stucco and the colors will blend with the natural surroundings.
3. The proposed sign program specifies, as applicable, the type, number, size, method of illumination and location of signs allowed in the Sanctuary at Keystone.
4. The proposed sign program generally conforms to the basic sign requirements contained in Section 9100 et seq. The provisions proposed for the subdivision identification signs are similar to those permitted by the Code in that the total square footage for both signs will not exceed 16 square feet. Two subdivision identification signs are warranted based on the limited visibility of the entrance to the subdivision due to Caravelle Drive being perpendicular to Highway 6 and the limited locations for these signs due to the surrounding conservation easement. If one overhead neighborhood identification sign is utilized in lieu of the two subdivision identification signs, then the provisions proposed for this sign are appropriate considering the four-lane highway that is used to access Carvelle Drive and the entry to the subdivision.

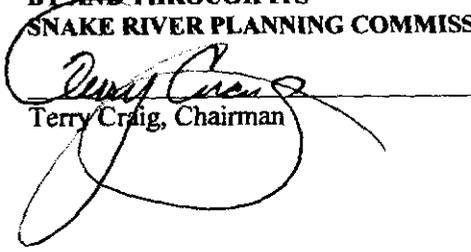
5. The sign program does clearly facilitate the intended communication in a manner that is compatible with the surrounding environment. The various directional and subdivision identification signs allow for motorists/visitors to more easily find their way to and through the subdivision. With either the two wall mounted subdivision identification signs or the one overhead neighborhood identification sign, but not all three, the proposed Sign Program prevents visual clutter and the disruption of important scenic corridors or vistas.
6. The proposed sign program facilitates communication of the entry into the subdivision in a manner compatible with the surrounding environment because, without limitation, the signs will primarily consist of varying degrees of wood, stone, and metal and colors will be consistent with the surrounding environment.
7. The proposed sign program protects the safety of motorists and pedestrians in a manner compatible with the surrounding environment. The Sign Program will not adversely impact motorist or pedestrians in any way. The proposed minimum clearance of 17 feet for the overhead neighborhood identification signs is the minimum necessary to ensure emergency vehicle access.
8. The proposed sign program is compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or infrastructure because, without limitation, the goal of the Sanctuary at Keystone Sign Program is to facilitate communication and promote the safety of motorists and pedestrians throughout the subject property in a manner that is compatible with the surrounding environment and architecture.
9. The Sanctuary at Keystone Sign Program considers the goals, policies/actions and provisions of the Countywide Comprehensive Plan and the Snake River Basin Master Plan, in that the Sign Program is designed to complement the surrounding environment, avoid wetlands, steep slopes, and other environmental constraints, avoid impacts to the conservation easement, mitigate adverse impacts of external light, and ensures that the roadways maintain safe and efficient traffic flow.

NOW, THEREFORE, BE IT RESOLVED BY THE SNAKE RIVER PLANNING COMMISSION that Planning Case File 08-054, a Sign Program to allow for subdivision identification signs, neighborhood identification signs, and various road, street, regulatory, trail, lot number and address signs for the Sanctuary at Keystone PUD is hereby approved subject to the following conditions:

1. Prior to the recordation of the resolution and the Sign Program, the Sign program shall be amended to remove the text from the one overhead neighborhood identification sign (Sign Type 2.2).

ADOPTED THIS 19th DAY OF JUNE, 2008.

**COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
SNAKE RIVER PLANNING COMMISSION**


Terry Craig, Chairman

ATTEST:


Tim Faia, Planning Technician

EXHIBIT A



Signage Program

Approved Version By

Summit County Planning Department
& Snake River Planning Commission
June 19, 2008

Prepared by DHM Design Corp

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Part I – GENERAL PROVISIONS

1.1 Purpose and Intent

To modify a portion of the existing Summit County Sign Development Code regulations in order to help create a unique set of signage guidelines. The Sanctuary Sign Program will help to enhance the individual character while respecting the natural beauty of this neighborhood.

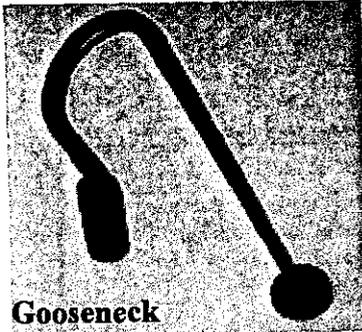
Signage not addressed in this program will follow the current Summit County Sign Development Regulations as outlined in Chapter 9 of the Summit County Development Code.

Part II – SIGN TYPES AND DESIGN CRITERIA

2.1 SUBDIVISION IDENTIFICATION

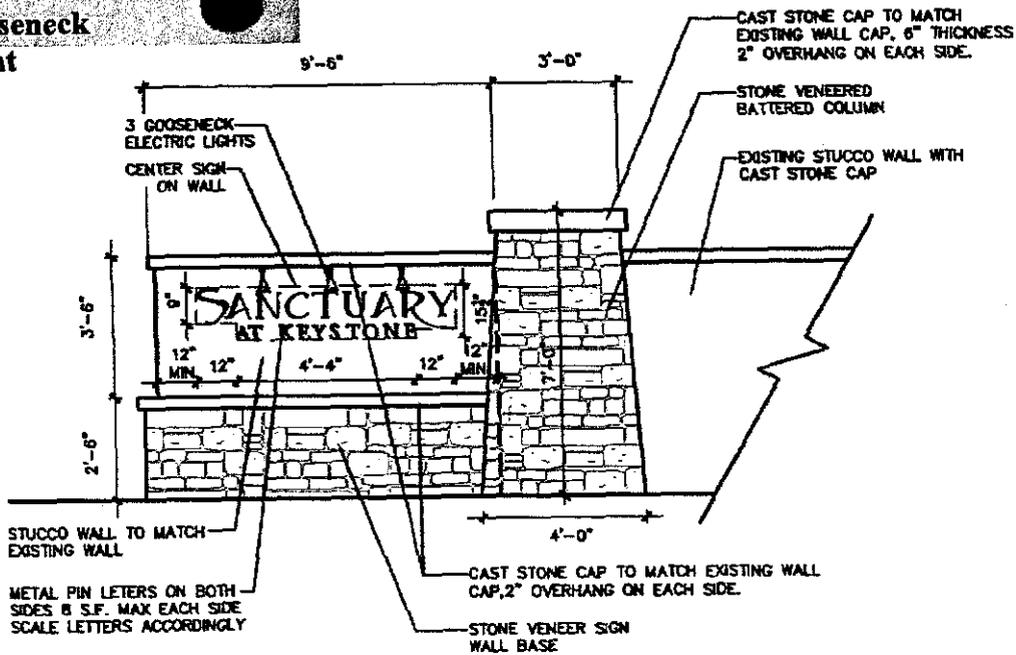
Description: Signs to identify the South entrance to the Sanctuary Neighborhood from Highway 6.

Permit Required:	Yes
Issued By:	Planning Department
Location:	Ground Mounted
Maximum Area:	8 Square Feet/Side, 16 Square Feet Total
Maximum Sign Height:	6'-0"
Maximum Number:	2 per entry – single sided only
Lighting:	Permitted
Comments:	Shall only be used to indicate driveway entrance to project.



**Gooseneck
Light**

Manuf: Lumiere
 Product ID: Cambria 920
 Voltage: 12V
 Size: 24" Arm
 Location: Mounted on Sign Wall
 Contact: www.lumiere-lighting.com



2.1

SUBDIVISION IDENTIFICATION

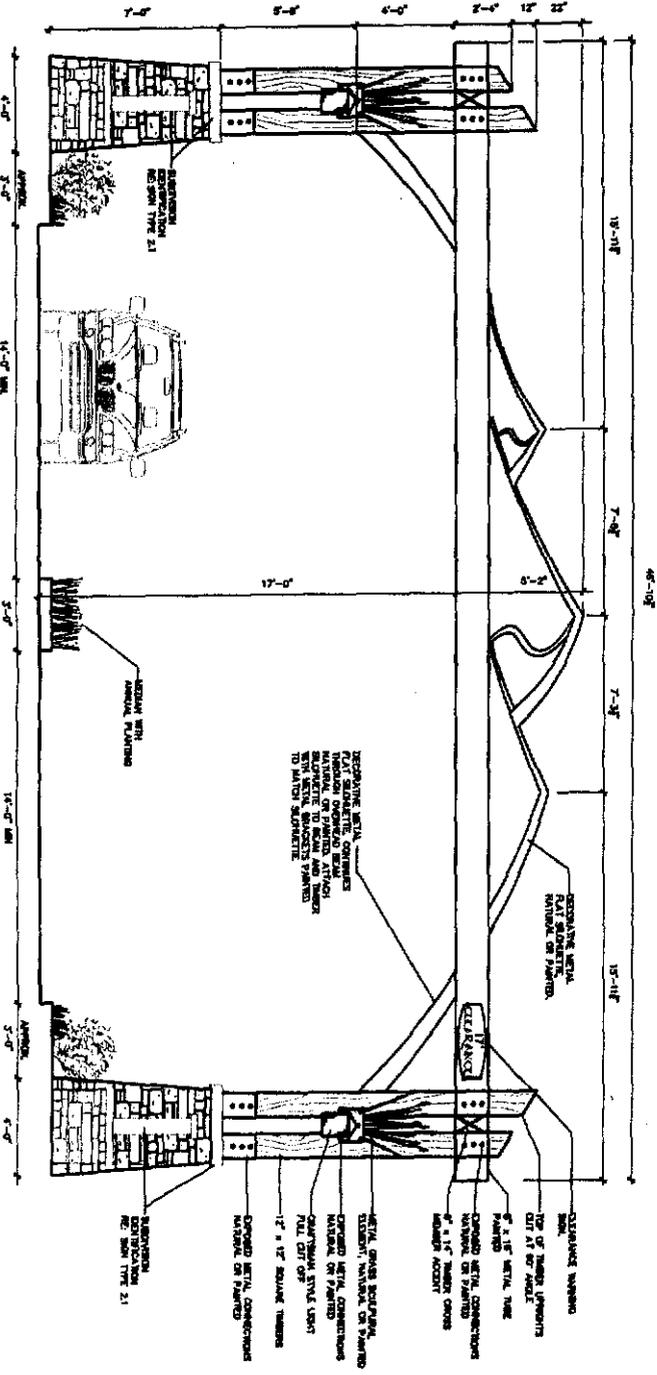
NOT TO SCALE



2.2 NEIGHBORHOOD IDENTIFICATION

Description: Archway spanning entry road to announce arrival to the Sanctuary Neighborhood.

- Permit Required: Yes
- Issued By: Planning Department
- Location: At Entrance
- Maximum Height: 22'-0"
- Maximum Number: 1
- Lighting: Permitted, exact fixtures to be specified by archway fabricator & subject to approval by Summit County
- Comments: Minimum Road Clearance 17'-0"



2.2 NEIGHBORHOOD IDENTIFICATION

NOT TO SCALE

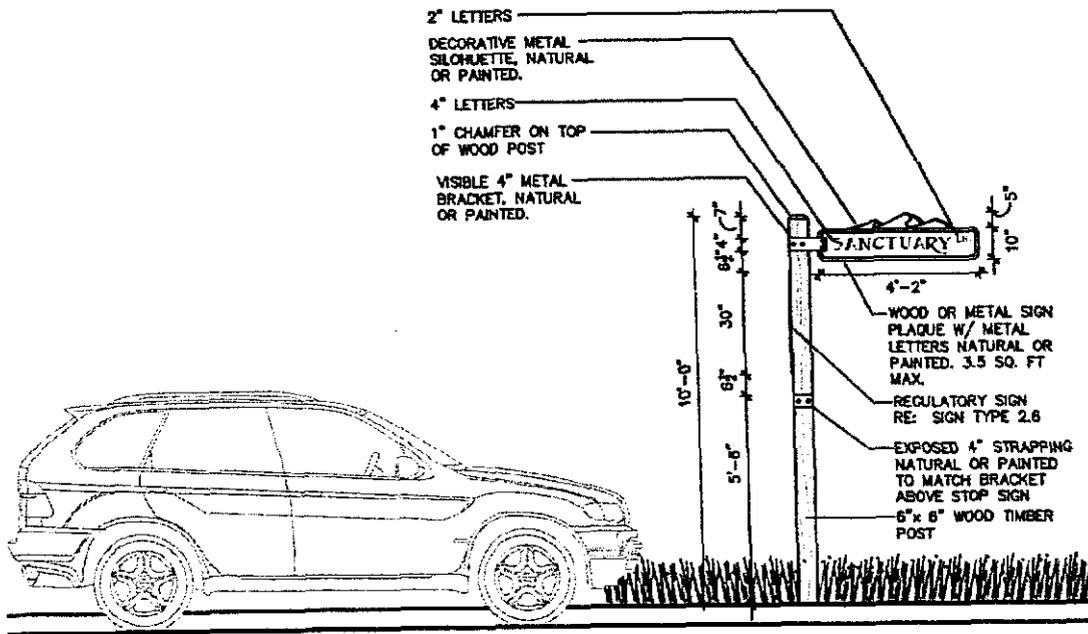
2.4 ROAD & STREET IDENTIFICATION

Description: Identifies Minor Street for the Subdivision.

Permit Required:	No
Issued By:	Not Applicable
Location:	Ground Mounted
Maximum Area:	3.5 Square Feet (Sign Face)
Maximum Height:	10'-0"
Maximum Number:	1 at the intersection of Caravelle Drive and Sanctuary Lane
Lighting:	Not Permitted
Comments:	



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2.4

ROAD & STREET IDENTIFICATION

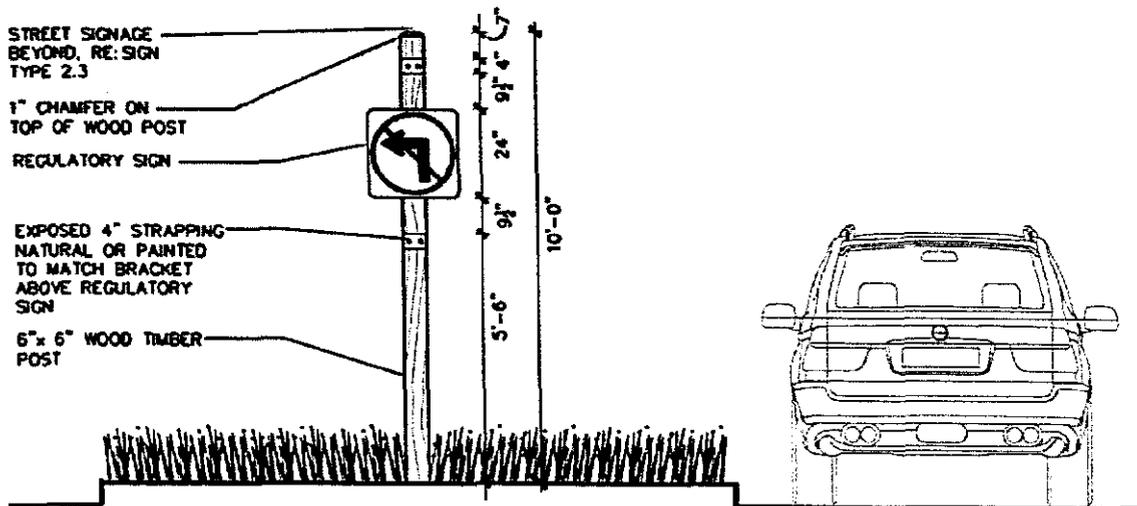
(SANCTUARY LANE)

NOT TO SCALE

2.5 REGULATORY AND WARNING SIGNS (NO LEFT TURN W/ STREET ID)

Description: Placed at exit of subdivision and Highway 6.

Permit Required:	Yes
Issued By:	CDOT
Location:	Ground Mounted
Maximum Area:	24"x 24" per MUTCD/CDOT Standards
Maximum Height:	10'-0"
Maximum Number:	1 per intersection
Lighting:	Not Permitted
Comments:	Refer to Section 2.3 for integration with Road & Street Signage. Sign to meet MUTCD/CDOT Standard.

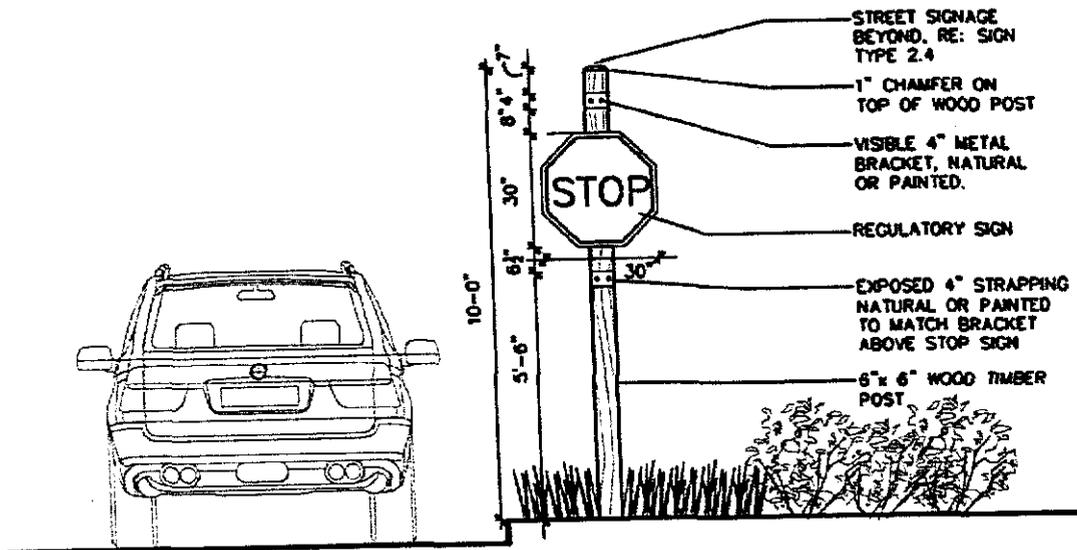


2.5 REGULATORY & WARNING SIGNS (NO LEFT TURN SIGN W/ STREET IDENTIFICATION) NOT TO SCALE

2.6 REGULATORY AND WARNING SIGNS (STOP SIGN W/ STREET ID)

Description: Placed at intersection of Sanctuary Lane and Caravelle Drive

Permit Required:	No
Issued By:	Not Applicable
Location:	Ground Mounted
Maximum Area:	30"x 30" per MUTCD/CDOT Standards
Maximum Height:	10'-0"
Maximum Number:	1
Lighting:	Not Permitted
Comments:	Refer to Section 2.4 for integration with Road & Street Signage. Sign to meet MUTCD/CDOT Standard.



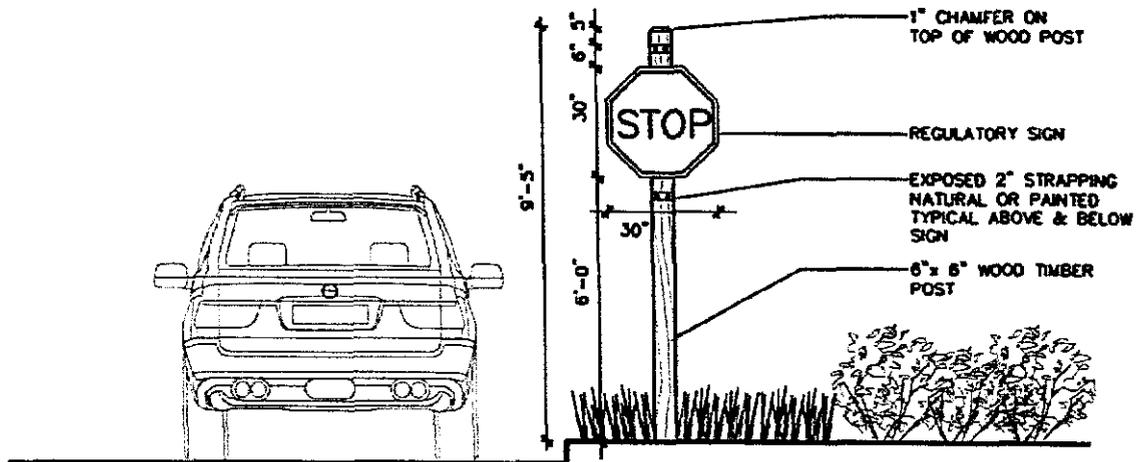
2.6 REGULATORY & WARNING SIGNS

(STOP SIGN WITH STREET IDENTIFICATION) NOT TO SCALE

2.7 REGULATORY AND WARNING SIGNS (STOP SIGN AT HWY 6)

Description: Placed at intersection exiting subdivision and Highway 6

Permit Required:	Yes
Issued By:	CDOT
Location:	Ground Mounted
Maximum Area:	30"x 30" per MUTCD/CDOT Standards
Maximum Height:	9'-6"
Maximum Number:	1 (minimum) at Highway 6, if others are necessary and are not incorporating street identification on the same post, then they will follow this detail.
Lighting:	Not Permitted
Comments:	Sign to meet MUTCD/CDOT Standard.



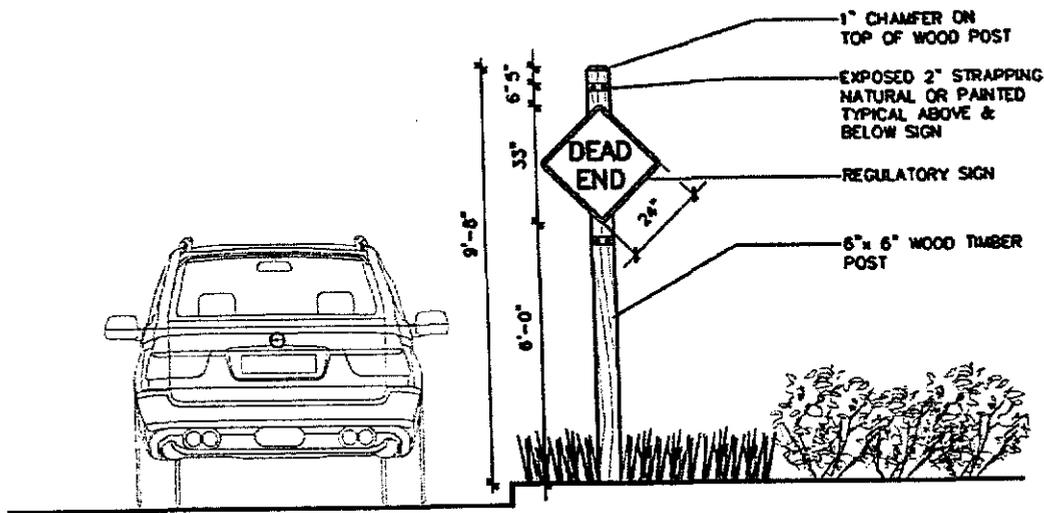
2.7 REGULATORY & WARNING SIGNS

(STOP SIGN AT HWY 6) NOT TO SCALE

2.8 REGULATORY AND WARNING SIGNS (DEAD END)

Description: Placed at agreed upon location, indicating Caravelle Drive is a dead end.

Permit Required:	No
Issued By:	Not Applicable
Location:	Ground Mounted
Maximum Area:	24"x 24" per MUTCD/CDOT Standards
Maximum Height:	9'-8"
Maximum Number:	As Necessary
Lighting:	Not Permitted
Comments:	Sign to meet MUTCD/CDOT Standards

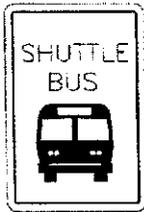


2.8 REGULATORY & WARNING SIGNS (DEAD END SIGN) NOT TO SCALE

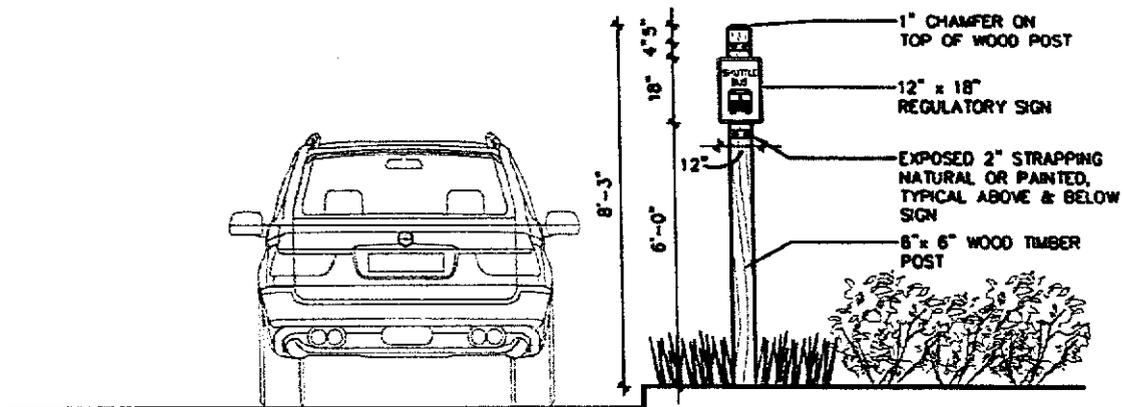
2.9 REGULATORY AND WARNING SIGNS (BUS/SHUTTLE STOP)

Description: Placed at agreed upon location for indicating bus/shuttle stop at the entrance to the subdivision.

Permit Required:	Yes
Issued By:	CDOT
Location:	Ground Mounted
Maximum Area:	12"x18" per MUTCD/CDOT Standards
Maximum Height:	8'-6"
Maximum Number:	N/A
Lighting:	Not Permitted
Comments:	



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2.9 REGULATORY & WARNING SIGNS

(BUS/SHUTTLE STOP SIGN) NOT TO SCALE

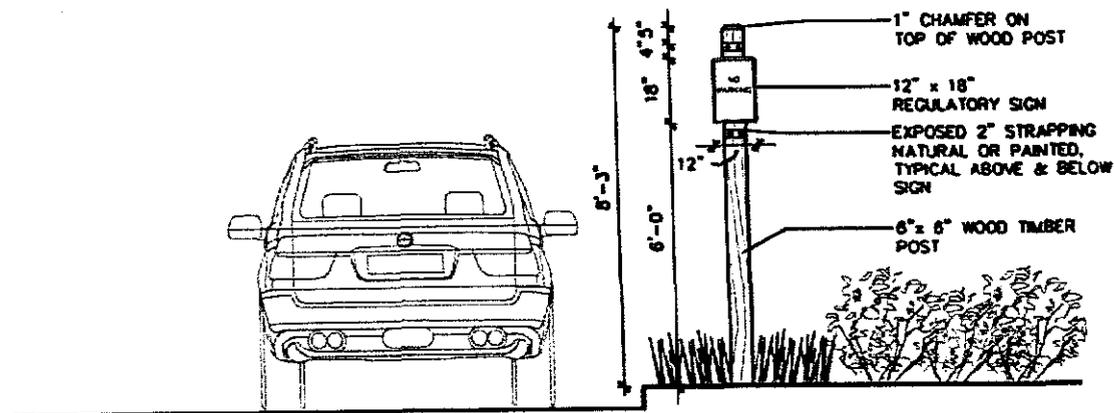
2.10 REGULATORY AND WARNING SIGNS (NO PARKING)

Description: Placed at agreed upon locations along Caravelle Drive, to facilitate ease of traffic flow in narrow locations along road and streets.

Permit Required:	No
Issued By:	Not Applicable
Location:	Ground Mounted
Maximum Area:	12"x18" per MUTCD/CDOT Standards
Maximum Height:	8'-6"
Maximum Number:	As Necessary
Lighting:	Not Permitted
Comments:	



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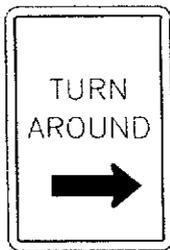
2.10 REGULATORY & WARNING SIGNS

(NO PARKING SIGN) NOT TO SCALE

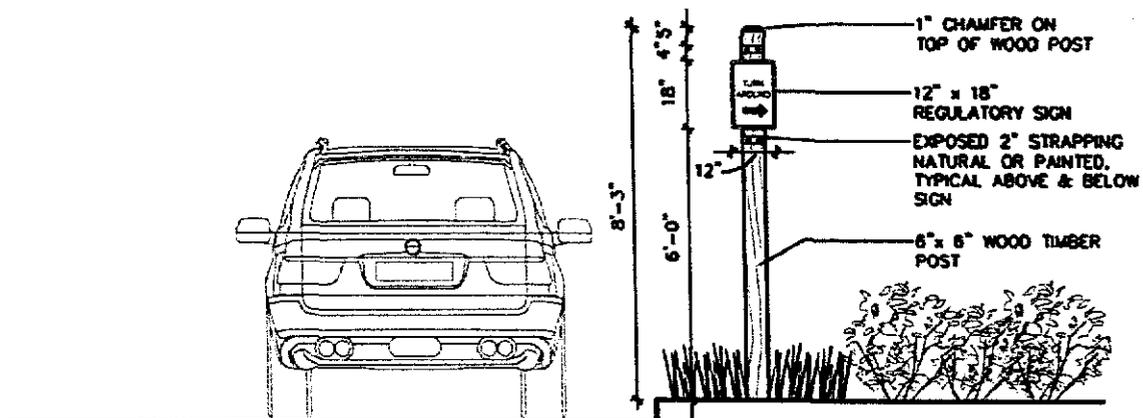
2.11 REGULATORY AND WARNING SIGNS (TURN AROUND)

Description: Placed at agreed upon turn around location at the end of Caravelle Drive, to detour cars from using lot 19's driveway.

Permit Required:	No
Issued By:	Not Applicable
Location:	Ground Mounted
Maximum Area:	12"x18" per MUTCD/CDOT Standards
Maximum Height:	8'-6"
Maximum Number:	1
Lighting:	Not Permitted
Comments:	



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2.11 REGULATORY & WARNING SIGNS

(TURN AROUND SIGN) NOT TO SCALE

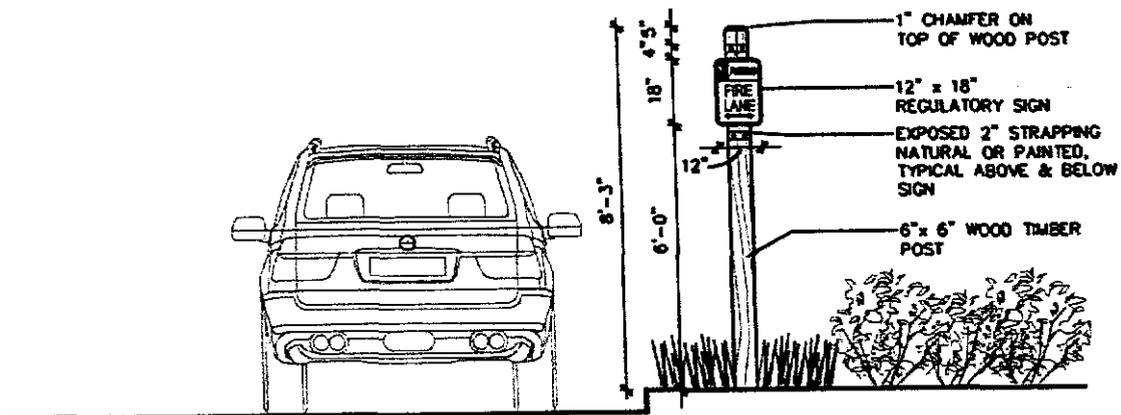
2.12 REGULATORY AND WARNING SIGNS (NO PARKING FIRE LANE)

Description: Placed at designated locations along Caravelle Drive by the Fire Chief of the Lake Dillon Fire Department.

Permit Required:	No
Issued By:	Not Applicable
Location:	Ground Mounted
Maximum Area:	12"x18" per MUTCD/CDOT Standards
Maximum Height:	8'-6"
Maximum Number:	At Fire Turn-Around
Lighting:	Not Permitted
Comments:	



ENLARGEMENT



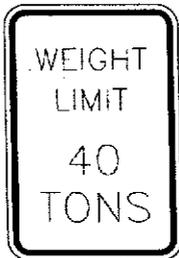
2.12 REGULATORY & WARNING SIGNS

(NO PARKING FIRE LANE) NOT TO SCALE

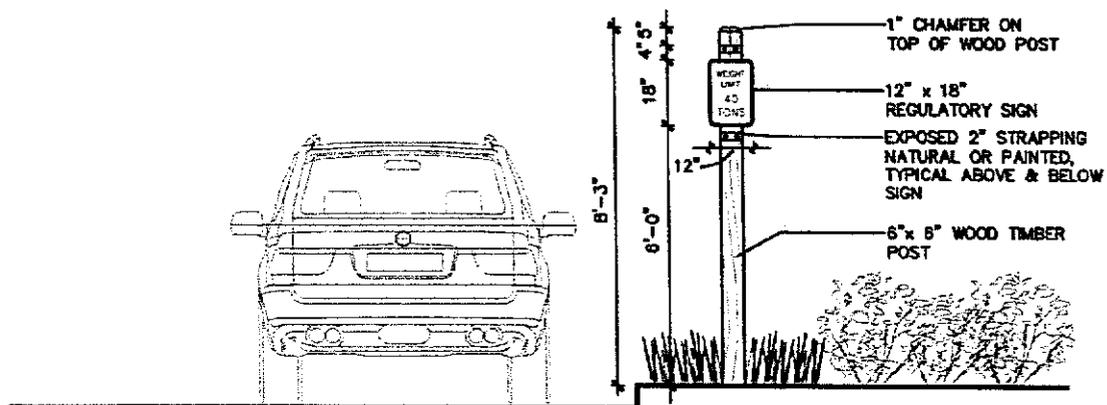
2.13 REGULATORY AND WARNING SIGNS (WEIGHT LIMIT)

Description: Signs placed on both ends of the culvert serving Lots 15 & 16.

Permit Required:	No
Issued By:	Not Applicable
Location:	Ground Mounted
Maximum Area:	12"x18" per MUTCD/CDOT Standards
Maximum Height:	8'-6"
Maximum Number:	2
Lighting:	Not Permitted
Comments:	



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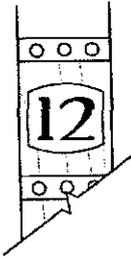
2.13 REGULATORY & WARNING SIGNS

(WEIGHT LIMIT) NOT TO SCALE

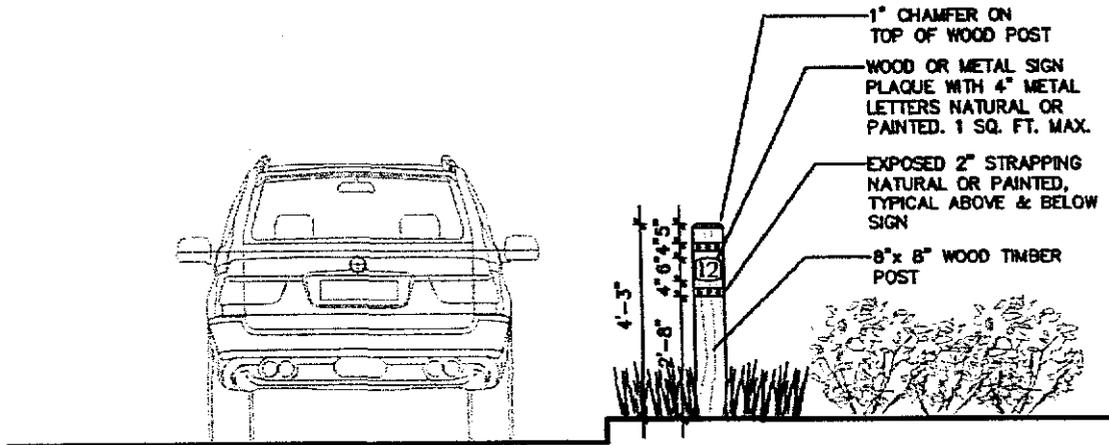
2.14 LOT IDENTIFICATION

Description: Placed at each lot

Permit Required:	No
Issued By:	Planning Department
Location:	Ground Mounted
Maximum Area:	1 Square Foot
Maximum Height:	4'-6"
Maximum Number:	1 per lot
Lighting:	Not Permitted
Comments:	To be removed at beginning of construction



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2.14 LOT MARKER

NOT TO SCALE

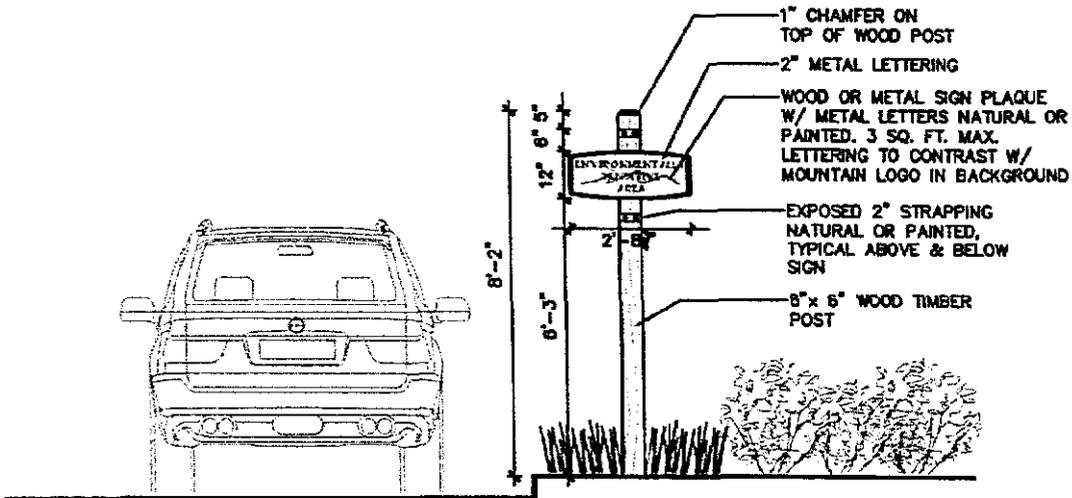
2.15 ENVIRONMENTALLY SENSITIVE AREA MARKER

Description: Placed at an agreed upon locations near wetlands and other environmentally sensitive areas in subdivision.

Permit Required:	No
Issued By:	Planning Department
Location:	Ground Mounted
Maximum Area:	3 Square Foot
Maximum Height:	8'-6"
Maximum Number:	6
Lighting:	Not Permitted
Comments:	



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2.15 ENVIRONMENTAL MARKER

NOT TO SCALE

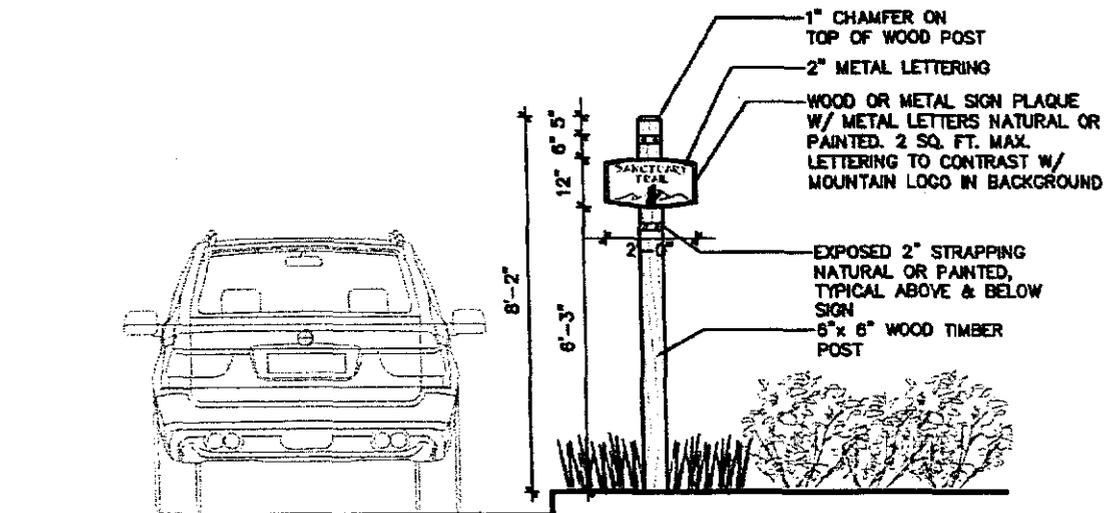
2.16 TRAIL MARKER

Description: Placed at an agreed upon locations along future trail on subdivision land.

Permit Required:	No
Issued By:	Planning Department
Location:	Ground Mounted
Maximum Area:	2 Square Foot
Maximum Height:	8'-6"
Maximum Number:	6
Lighting:	Not Permitted
Comments:	



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2.16 TRAIL MARKER

NOT TO SCALE

2.17 UNIT/RESIDENCE IDENTIFICATION

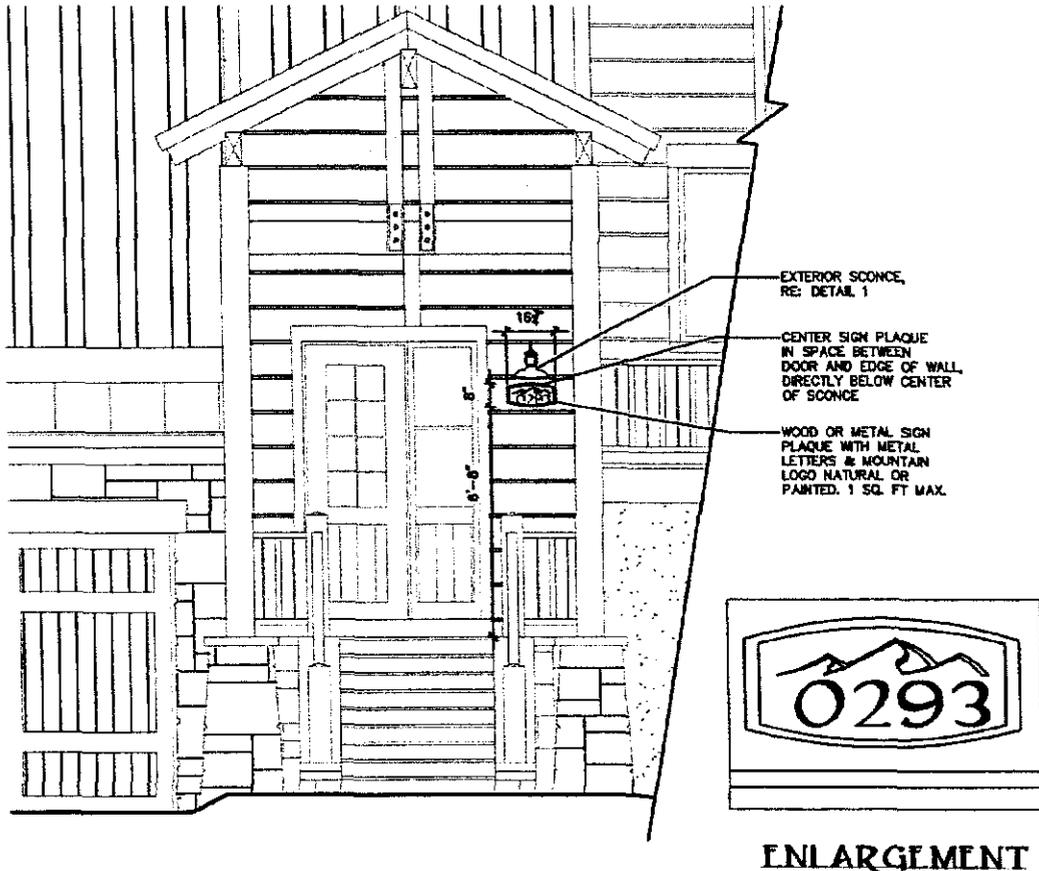
Description: Placed on right side of each front entry door

Permit Required: No
Issued By: Planning Department
Location: Ground Mounted
Maximum Area: 1 Square Foot
Maximum Number: 1 per unit or residence
Lighting: Permitted, RE: Exterior Sconce Detail
Comments:



**EXTERIOR
SCONCE**

Manuf: Progress Lighting, Inc
Product ID: P5723-14
Part #: 782515
Size: 12" x 12.34" x 13"
Voltage: 120
Finish: Copper
Contact: www.lightinguniverse.com



2.17 UNIT IDENTIFICATION

NOT TO SCALE

